

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 21, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy thanked all the participants for working at the Planning Commission soda booth during the Fairfax Fair and noted that sales had substantially increased over last year due to the weather.

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Commissioner Murphy MOVED THAT THE DECISION ONLY ON RZ-1998-SP-062, CENTEX HOMES, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 22, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Commissioner Alcorn announced that the Residential Development and Infill Committee would meet on July 12 and July 26, 2000 at 7:30 p.m. in the Board Conference Room.

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Commissioner Palatiello announced that the Policy and Procedures Committee would meet on June 22 and June 28, 2000 at 7:00 p.m. in the Board Conference Room.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON 2232-P00-13, BELL ATLANTIC MOBILE, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 27, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Commissioner Palatiello MOVED THAT THE DECISION ONLY ON SEA-89-C-027-8, BRE/VCD ASSOCIATES, L.L.C., BE FURTHER DEFERRED TO A DATE CERTAIN ON JULY 12, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Kelso seconded the motion which carried unanimously.

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Commissioner Smyth MOVED THAT RZ-1999-PR-035 AND FDP-1999-SU-035, SCHOTTENSTEIN HOMES, BE INDEFINITELY DEFERRED (FROM JULY 20, 2000).

Commissioner Byers seconded the motion which carried unanimously.

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RZ-1999-PR-026 - ALD GROUP, INC.

FDP-1999-PR-026 - ALD GROUP, INC. (Decisions Only)

(The public hearing on these applications was held on June 1, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-PR-026 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 20, 2000.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-3 with Commissioners Byers, Downer and Harsel abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-PR-026, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-PR-026 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Alcorn seconded the motion which carried by a vote of 9-1-2 with Commissioner Byers opposed; Commissioners Downer and Harsel abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE 200 FOOT SETBACK FROM THE RIGHT-OF-WAY OF INTERSTATE 495 BE WAIVED FOR THE EXISTING DWELLING ONLY.

Commissioner Alcorn seconded the motion which carried by a vote of 9-1-2 with Commissioner Byers opposed; Commissioners Downer and Harsel abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE LIMITATION ON FENCE HEIGHT FOR THE PROPOSED NOISE WALL BE WAIVED PURSUANT TO PARAGRAPH 8 OF SECTION 16-401 (OF THE ZONING ORDINANCE).

Commissioner Alcorn seconded the motion which carried by a vote of 9-1-2 with Commissioner Byers opposed; Commissioners Downer and Harsel abstaining.

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FS-P00-69 - NEXTEL COMMUNICATIONS, INC., 2752 Prosperity Avenue

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY NEXTEL COMMUNICATIONS, INC., FOR THE OFFICE BUILDING LOCATED AT 2751 PROSPERITY AVENUE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AMENDED.

Commissioner Alcorn seconded the motion which carried unanimously.

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RZ-2000-SU-004 - EQUITY HOMES, L.P.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-004, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 16, 2000.

Commissioner Byers seconded the motion which carried by a vote of 8-0-3 with Commissioners Murphy, Smyth and Wilson abstaining; Commissioner Harsel not present for the vote.

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FS-H00-63 - METRICOM, INC., 8661 Leesburg Pike

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT IN THE MATTER OF FS-H00-63, THAT THE DETERMINATION BE MADE THAT THAT "FEATURE SHOWN" SHALL BE SO CONSIDERED, PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S00-62 - AT&T WIRELESS, 12111 Braddock Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION OF THIS APPLICATION, FS-S00-62, PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously.

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FS-S00-29 - METRICOM, INC., 6199 Old Arrington Lane

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously.

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FS-S00-13 - METRICOM, INC., 12510 Yates Ford Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR ALSO WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S00-13, PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. 2232-P00-16 - CELLULAR ONE

2. ZONING ORDINANCE AMENDMENT (Noise Barriers)
3. RZ-1999-LE-073/FDP 1999-LE-073 - KINGSTOWNE COMMERCIAL L.P.  
PCA-C-448-23 - KINGSTOWNE COMMERCIAL L.P.  
FDPA-C-448-10-2 - KINGSTOWNE COMMERCIAL L.P.  
RZ-1999-LE-042/FDP-1999-LE-042 - KINGSTOWNE COMMERCIAL L.P.  
PCA-84-L-020-18/FDPA-84-L-020-2-9 - KINGSTOWNE COMMERCIAL L.P.
4. PCA-C-448-22/FDPA C-448-10 - KINGSTOWNE COMMERCIAL L.P.  
PCA-84-L-020-17/FDPA-84-L-020-2-8 - KINGSTOWNE COMMERCIAL L.P.

This order was accepted without objection.

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2232-P00-16 - CELLULAR ONE - To establish a tele-communications facility, under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia, as amended, consisting of a 126-ft. tall monopole, panel antennas, & an equipment bldg., located at the Nutley St. interchange on I-66 S.W. of Vienna. The application also includes co-located tele-communications facilities established by AT&T Wireless Services, consisting of panel antennas & an equipment bldg., & proposed by Bell Atlantic Mobile, Inc. (Verizon), consisting of panel antennas & an equipment bldg. Tax Map 48-2 pt. (VDOT right-of-way.) PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the telecommunications facility to be in substantial accord with the provisions of the adopted Comprehensive Plan.

James Michal, Esquire, with Jackson and Campbell, stated that he concurred with the staff report and reaffirmed AT&T's commitment to install a low profile antenna without pole mounts. He added that Cellular One was willing to install a board-on-board fence around the existing chain link fence and would also provide landscape screening. He noted that the pole would not be visually intrusive to the area. He said the applicant had met with the Virginia Center Homeowners Association which had raised no significant concerns.

Chairman Murphy called for speakers from the audience and recited the rules for testimony before the Commission.

Mr. William Birdseye, President, Virginia Center Homeowners Association, said the Association had no objection to the monopole.

There were no further speakers. Chairman Murphy noted that no rebuttal was necessary since no opposition to the application had been expressed.

Commissioner Smyth said that AT&T had reconfigured their antenna at her request. She added other poles and signs were located at this intersection and that the monopole would fit right in.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DETERMINE IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE TELECOMMUNICATIONS FACILITY ESTABLISHED AT THE NUTLEY STREET INTERCHANGE ON I-66, SOUTHWEST OF VIENNA, FOR USE BY WASHINGTON-BALTIMORE CELLULAR LIMITED PARTNERSHIP AND AT&T WIRELESS SERVICES, AND FOR THE PROPOSED USE BY BELL ATLANTIC MOBILE, INC., VERIZON WIRELESS, BE FOUND SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND AS AMENDED BY THE MEMO DATED JUNE 21, 2000.

Commissioner Byers seconded the motion which carried unanimously.

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ZONING ORDINANCE AMENDMENT (Noise Barriers) - To amend Chap. 112 of the Code of the County of Fairfax to permit noise barriers which reduce adverse impacts of hwy. noise on properties located adjacent to major thoroughfares, or noise impacts of commercial & industrial uses on adjacent properties, w/the approval of the Board of Supervisors in conjunction w/the approval of a proffered RZ or SE appl., or w/the approval of an SP by the Board of Zoning Appeals; & to revise the definition of major thoroughfares to include a list of major thoroughfares in the County. PUBLIC HEARING.

Mr. John Bell, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the proposed amendment.

In response to a question from Commissioner Alcorn, Mr. Bell said that the proposed amendment addressed noise walls that were not within a public right-of-way.

Mr. Bell and Ms. Jane Gwinn, ZAD, DPZ, responded to questions from Commissioner Downer about the requirement for noise impact studies, types of materials used for noise barriers, and setback requirements.

In response to a question from Commissioner Alcorn, Ms. Gwinn said the proposed amendment would not create any new noise attenuation requirements.

Commissioner Downer and Ms. Gwinn discussed types and maintenance of fences.

Ms. Gwinn responded to questions from Commissioner Hall about noise impact studies and from Commissioner Wilson about mitigation of visual impacts on neighboring properties caused by noise barriers.

Mr. Bell responded to questions from Commissioner Harsel about setback requirements and from Commissioner Smyth about noise deflection.

Commissioner Koch commented that the West Fairfax County Citizens Association had been briefed on this matter and one of their questions had been the amount of the filing fee. Mr. Bell said that it would be approximately \$2,970.

Commissioner Moon announced his intention to move that the Board of Supervisors consider amending the filing fee required to be paid by individual residential property owners.

Mr. Bell responded to questions from Commissioner Alcorn about the required height of noise barriers and the list of major thoroughfares in Appendix 8. He also responded to a question from Commissioner Smyth about maintenance of noise barriers by the Virginia Department of Transportation.

Chairman Murphy and Commissioner Wilson discussed mitigation of the audible impact of noise barriers on neighboring properties.

Commissioner Moon announced his intention to defer the decision on this Amendment to allow time for him to discuss concerns raised by the Commission with staff.

Chairman Murphy called for speakers from the audience but received no response. He noted that no rebuttal was necessary. There were no further comments or questions by the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Moon for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Moon MOVED TO DEFER DECISION ONLY ON THE NOISE BARRIER ZONING ORDINANCE AMENDMENT TO A DATE CERTAIN OF JULY 13, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS ONLY.

Commissioners Wilson and Hall seconded the motion which carried unanimously.

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RZ-1999-LE-073/FDP 1999-LE-073 - KINGSTOWNE

COMMERCIAL L.P. - Appls. to rezone from PDH-4 to PDC to permit commercial development at an overall FAR of 0.49 & approval of the conceptual & final development plans on property located in the N.W. quadrant of the intersection of S. Van Dorn St. & King Centre Dr. on approx. 4.48 ac. Comp. Plan Rec: Mixed use. Tax Map 91-2((1))26F pt. (Concurrent w/PCA-C-448-23, FDPA-C-448-10-2, RZ-1999-LE-042, FDP-1999-LE-042, PCA-84-L-020-18 & FDPA-84-L-020-2-9.) LEE DISTRICT.

PCA-C-448-23/FDPA-C-448-10-2 - KINGSTOWNE

COMMERCIAL L.P. - Appls. to amend the proffers & final development plan for DPA-C-448-2 to remove 4.48 ac. from the PDH-4 Dist. to permit rezoning to the PDC Dist. to permit commercial development w/an overall FAR of 0.49 on property located in the N.W. quadrant of the intersection of S. Van Dorn St. & King Centre Dr. on approx. 4.48 ac. zoned PDH-4. Comp. Plan Rec: Mixed use. Tax Map 91-2((1))26F pt. (Concurrent w/RZ-1999-LE-073, FDP-1999-LE-073, RZ-1999-LE-042, FDP-1999-LE-042, PCA-84-L-020-18 & FDPA-84-L-020-2-9.) LEE DISTRICT.

RZ-1999-LE-042/FDP-1999-LE-042 - KINGSTOWNE

COMMERCIAL L.P. - Appls. to rezone from PDC & NR to PDH-4 & NR to permit landscaped open space w/no change in use or density & approval of the conceptual & final development plans on property located N. of Kingstowne Village Pkwy. betw. S. Van Dorn St. & Lake Village Dr. on approx. 4.48 ac. Comp. Plan Rec: Mixed use. Tax Map 91-2((1))26B pt. & 26J (formerly 26A pt.). (Concurrent w/ PCA-84-L-020-18, FDPA-84-L-020-2-9, RZ-1999-LE-073, FDP-1999-LE-073, PCA-C-448-23 & FDPA-C-448-10-2.) LEE DISTRICT.

PCA-84-L-020-18/FDPA-84-L-020-2-9 - KINGSTOWNE

COMMERCIAL L.P. - Appls. to amend the proffers & final development plan for RZ-84-L-020 to remove 4.48 ac. from the PDC Dist. to permit rezoning to the PDH-4 Dist. w/no change in use or density on property generally located on the N. side of Kingstowne Village Pkwy. betw. So. Van Dorn St. & Lake Village Dr. on approx. 4.48 ac. zoned PDC & NR. Comp. Plan Rec: Mixed Use. Tax Map 91-2 ((1))26B pt. & 26J



RZ-1999-LE-073/FDP 1999-LE-073 - KINGSTOWNE COMMERCIAL L.P.      June 21, 2000  
PCA-C-448-23 - KINGSTOWNE COMMERCIAL L.P.  
FDPA-C-448-10-2 - KINGSTOWNE COMMERCIAL L.P.  
RZ-1999-LE-042/FDP-1999-LE-042 - KINGSTOWNE COMMERCIAL L.P.  
PCA-84-L-020-18/FDPA-84-L-020-2-9 - KINGSTOWNE COMMERCIAL L.P.

(formerly 26A pt.) (Concurrent w/RZ-1999-LE-042, FDP-1999-LE-042, RZ-1999-LE-073, FDP-1999-LE-073, PCA-C-448-23 & FDPA-C-448-10-2.) LEE DISTRICT. JOINT PUBLIC HEARING.

Commissioner Kelso noted that the following Kingstowne applications included three projects: a hotel, an office building, and a service station. He said that to allow the hotel development, an exchange of the PDC and PDH zoning districts on two of the parcels was being requested.

Erika Byrd, Esquire, with McGuire, Woods, Battle and Boothe, L.L.P., reaffirmed the affidavits dated May 17 and June 7, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Ms. Byrd stated that all of the concerns and suggestions of the community had been addressed. She said the applicant had proffered to warrant and construct a traffic signal at the intersection of South Van Dorn Street and King Center Drive along with other traffic calming measures. She explained that both the retail building and the hotel would be at least ninety percent brick and that specific lighting proffers would provide mitigation of any impact on adjacent properties. She described the landscape plan. She noted that the hotel was enthusiastically supported by the residents and that the service station would be one of only two in Kingstowne. She described the proposed car wash and the fast food component of the service station. She said the proposed uses furthered the goal of having available services, activities and employment within Kingstowne for the benefit of its residents. In conclusion, Ms. Byrd said that the proposed development had the support of the Lee District Land Use Committee and the Kingstowne Residential Owners Corporation and she requested favorable consideration.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-18.

RZ-1999-LE-073/FDP 1999-LE-073 - KINGSTOWNE COMMERCIAL L.P.     June 21, 2000  
PCA-C-448-23 - KINGSTOWNE COMMERCIAL L.P.  
FDPA-C-448-10-2 - KINGSTOWNE COMMERCIAL L.P.  
RZ-1999-LE-042/FDP-1999-LE-042 - KINGSTOWNE COMMERCIAL L.P.  
PCA-84-L-020-18/FDPA-84-L-020-2-9 - KINGSTOWNE COMMERCIAL L.P.

Commissioners Palatiello and Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-L-020-2-9.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-LE-042, SUBJECT TO THE EXECUTION OF PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-LE-042, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-LE-042.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-23.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-10-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-LE-073, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 6, 2000, AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

RZ-1999-LE-073/FDP 1999-LE-073 - KINGSTOWNE COMMERCIAL L.P.     June 21, 2000  
PCA-C-448-23 - KINGSTOWNE COMMERCIAL L.P.  
FDPA-C-448-10-2 - KINGSTOWNE COMMERCIAL L.P.  
RZ-1999-LE-042/FDP-1999-LE-042 - KINGSTOWNE COMMERCIAL L.P.  
PCA-84-L-020-18/FDPA-84-L-020-2-9 - KINGSTOWNE COMMERCIAL L.P.

Commissioners Koch and Palatiello seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed; Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-LE-073, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-LE-073 AND THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed; Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS FOR RZ/FDP-1999-LE-073 ALONG SOUTH VAN DORN STREET IN FAVOR OF THAT SHOWN ON THE COMBINED CDP/FDP AND REFERENCED IN THE PROFFERS IN APPENDIX 2 AND THE DEVELOPMENT CONDITIONS IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Wilson not present for the vote.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS FOR RZ/FDP-1999-LE-073 ALONG SOUTH VAN DORN STREET BE WAIVED.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Wilson not present for the vote.

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PCA-C-448-22/FDPA C-448-10 - KINGSTOWNE COMMERCIAL L.P. - Appls. to amend the proffers & final development plan for DPA-C-448-2 to permit commercial/office development w/an overall FAR of 0.24 on property located on the S. side of King Centre Dr., approx. 500 ft. S. of its intersection w/S. Van Dorn St. on approx. 3.70 ac. zoned PDH-4. Comp. Plan Rec: Mixed use. Tax Map 91-2((1))26 I pt. (Concurrent w/PCA-84-L-020-17 & FDPA-84-L-020-2-8.) LEE DISTRICT.

PCA-84-L-020-17/FDPA-84-L-020-2-8 - KINGSTOWNE COMMERCIAL L.P. - Appls. to amend the proffers & final development plan for RZ-84-L-020 to permit parking associated w/ commercial/office development w/an overall FAR of 0.24 on property located on the S. side of King Centre Dr., approx. 500 ft. S. of its intersection w/S. Van Dorn St. on approx. 0.19 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 91-2((1))26 I pt. (Concurrent w/PCA- C-448-22 & FDPA-C-448-10.) LEE DISTRICT. (JOINT PUBLIC HEARING.)

Erika Byrd, Esquire, with McGuire, Woods, Battle and Boothe, L.L.P., reaffirmed the affidavit dated May 17, 2000. There were no disclosures by Commission members.

Ms. Catherine Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Ms. Byrd stated that the applicant had met with the community numerous times and in response to their concerns, proffers had been provided for a pedestrian trail which would connect to existing buildings, a consistent streetscape, and additional landscaping. She said the applicant had committed to high quality architectural standards and that the proposed office use would provide an employment center for the Kingstowne community which was a critical element of a fully functioning mixed-use project.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-22, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 6, 2000, AND ATTACHED TO THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-10, SUBJECT TO THE BOARD'S APPROVAL OF PCA-C-448-22 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously.

PCA-C-448-22/FDPA C-448-10 - KINGSTOWNE COMMERCIAL L.P. June 21, 2000  
PCA-84-L-020-17/FDPA-84-L-020-2-8 - KINGSTOWNE COMMERCIAL L.P.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS ALONG THE SOUTH PROPERTY LINE BE WAIVED.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTH PROPERTY LINE BE WAIVED AS MODIFIED ON THE FDPA.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-17, SUBJECT TO THE PROFFERS DATED JUNE 16, 2000.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-L-020-2-8, SUBJECT TO THE BOARD'S APPROVAL OF PCA-84-L-020-17 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously.

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The meeting was adjourned at 10:11 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 1, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission